

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101

SUBJECT: Site Plan
SP 12-1-01 Victor Silva/Daniel Fee, 2100 Flamingo Road/Generally located between SW 20 Street and SW 26 Street.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

SP 12-1-01 V.I. Pet Resort, 2100 Flamingo Road (AG)

REPORT IN BRIEF: The applicant requests site plan approval for the 4.72 acre site generally located at the northeast corner of Flamingo Road and SW 26 Street. The proposal is for a 6,303 square foot animal hospital with offices, 4,640 square foot pet daycare and kennels, 58,965 square foot outdoor exercise area for animals surrounded by an 8' masonry wall, parking, and landscaping. Future expansion of pet daycare and kennels shall be permitted subject to the minor site plan modification process. Parcel "B" of the V.I. Pet Resort, platted for three (3) single family detached units, will remain in its existing state covered with dense vegetation until such time as a site plan is submitted and approved by Town Council.

The building and walls will be constructed with concrete block, to be covered with stucco, building accents include brick veneer at the base, projecting stucco bands, projecting windows covered with a metal clad roof to match fascia, and a tiered accented gable roof covered with asphalt shingles. The maximum height of the hospital building is 25'-6" and 27' to the top of the kennels. The site plan shows 77.13% open space for the overall site, and landscape plan exceeds minimum requirements. In addition, staff has verified that the site plan complies with the regulations contained in Land Development Code Section 12-34(B) with regard to number of street trees pursuant to the motion made by the Site Plan Committee.

PREVIOUS ACTIONS: None

CONCURRENCES: At the March 26, 2002 Site Plan Committee meeting, Ms. Aitken made a motion seconded by Mr. Engel, to approve subject to staff making sure that it was in compliance with regulations 12-34(B), applying to both veterinary clinics and kennels (Motion carried 4-0 with Vice-Chair Aucamp absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve subject to approval from the Central Broward Water Control District.

Attachment(s): Site plan, Planning Report, Land use map, Subject site map, Aerial

Application #: SP 12-1-01
Exhibit "A"

Revisions:
Original Report Date: 4/15/2002

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:

Name: Victor Silva
Kellner Development Inc.

Address: 10462 Harrier Street

City: Plantation, FL 33324

Phone: (954)472-0107

Agent:

Name: Daniel A. Fee, PE
CDI Engineering & Planning

Address: 320 West Davie Boulevard

City: Fort Lauderdale, FL 33315

Phone: (954)524-9800

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan approval.

Address/Location: 2100 Flamingo Road/Generally located on the east side of Flamingo Road between SW 20 Street and SW 26 Street.

Future Land Use Plan Designation: Residential (1 DU/AC), Commercial flexibility has been applied pursuant to FX 11-1-00.

Zoning: AG, Agricultural District

Existing Use: Vacant

Proposed Use: Animal hospital with pet daycare, kennels, outdoor exercise area

Parcel Size: 4.72 acres (205,643 square feet)

Surrounding Uses:

North: Vacant
South: Vacant
East: Vacant
West: Vacant

Surrounding Land

Use Plan Designation:

Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)

Surrounding Zoning:

North: AG, Agricultural District
South: AG, Agricultural District
East: AG, Agricultural District

West: AG, Agricultural District

ZONING HISTORY

Related Zoning History: None.

Previous Request on same property: Town Council approved flexibility application, FX 11-1-00 Silva/Thorite of Florida Inc., and Kligman, allocating 5 acres of commercial flexibility to allow for kennel use in order to be consistent with the Broward County Land Use Plan, on March 7, 2001.

Town Council approved the plat, P 8-2-01 V.I. Pet Resort, on December 4, 2001.

Town Council approved the special permit, SE 9-1-01 Laystrom/Victor Silva, for the construction of an outdoor exercise area for animals, on December 26, 2001.

APPLICATION DETAILS

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 4.72 acre site generally located at the northeast corner of Flamingo Road and SW 26 Street. The proposal is for a 6,303 square foot animal hospital with offices, 4,640 square foot pet daycare and kennels, 58,965 square foot outdoor exercise area for animals surrounded by an 8' masonry wall, parking, and landscaping. Future expansion of pet daycare and kennels shall be permitted subject to the minor site plan modification process. Parcel "B" of the V.I. Pet Resort, platted for three (3) single family detached units, will remain in its existing state covered with dense vegetation until such time as a site plan is submitted and approved by Town Council.
2. *Building:* The building and walls will be constructed with concrete block, to be covered with stucco, building accents include brick veneer at the base, projecting stucco bands, projecting windows covered with a metal clad roof to match fascia, and a tiered accented gable roof covered with asphalt shingles. The maximum height of the hospital building is 25'-6" and 27' to the top of the kennels. The color scheme reflects Medium Green Blend roofs, Terra Cotta primary stucco, Light Tan stucco accents and run walls, Limestone veneer and cap stone sill bands, White doors, frames, window sashes, louvers, fascia column trim, gutters, downspouts, soffits, exterior fences, roof top screens, outside run wall railings, with the reflective Grey tint exterior glass.
3. *Access and Parking:* Access to the site is via a 25' foot driveway off of the Flamingo Frontage Road. Provided are 34 standard and two (2) handicap parking spaces.
4. *Landscaping:* The site plan shows 77.13% open space for the overall site. Trees include Live Oak on the north, east and south perimeters, on the western portion of the site there are Gumbo Limbo, Pigeon Plum, Green Buttonwood, Royal Poinciana, Solitaire Palm, Florida Royal Palm, Pink Tabebuia, and Foxtail Palm. Accents, shrubs, and ground cover includes seasonal flowers, Silver Buttonwood, Red Tip Cocoplum, Spider Lilly, Nora Grant, Trinette Abbiricola, and Cardboard Palm.

5. *Temporary Construction Trailer:* Sheet T-1 shows a temporary construction trailer at the southwest corner of the site and construction sign location. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for placement of the construction trailer and construction sign for a period of time not to exceed one year.

Significant Development Review Agency Comments

Approval from the Central Broward Water Control District is required. This approval cannot be granted prior to site plan approval because the site must be cleared in order to obtain topographic information and perform a percolation test.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: None.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, Ordinances, and the Special Permit, SE 9-1-01 Laystrom/Silva.

Staff Recommendation

Recommendation: Staff recommends **approval**, of the proposed site plan subject to:

1. Approval from the Central Broward Water Control District.

Site Plan Committee Recommendation

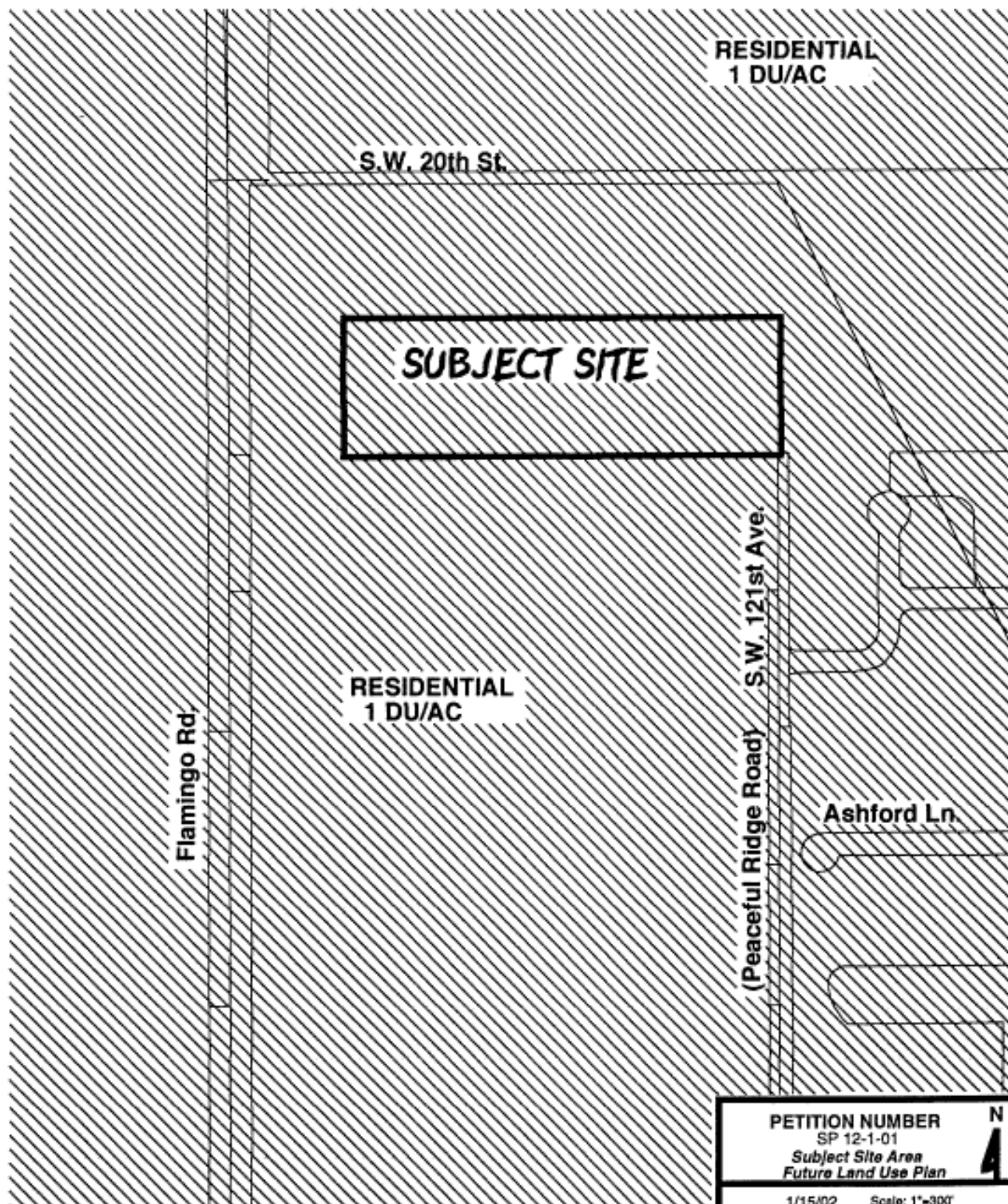
At the March 26, 2002 Site Plan Committee meeting, Ms. Aitken made a motion seconded by Mr. Engel, to approve subject to staff making sure that it was in compliance with regulations 12-34(B), applying to both veterinary clinics and kennels (Motion carried 4-0 with Vice-Chair Aucamp absent).

Exhibits

1. Site plan
2. Land use map
3. Subject site map
4. Aerial

Prepared by: _____

Reviewed by: _____



RESIDENTIAL
1 DU/AC

S.W. 20th St.

SUBJECT SITE

RESIDENTIAL
1 DU/AC

Flamingo Rd.

S.W. 121st Ave.
(Peaceful Ridge Road)

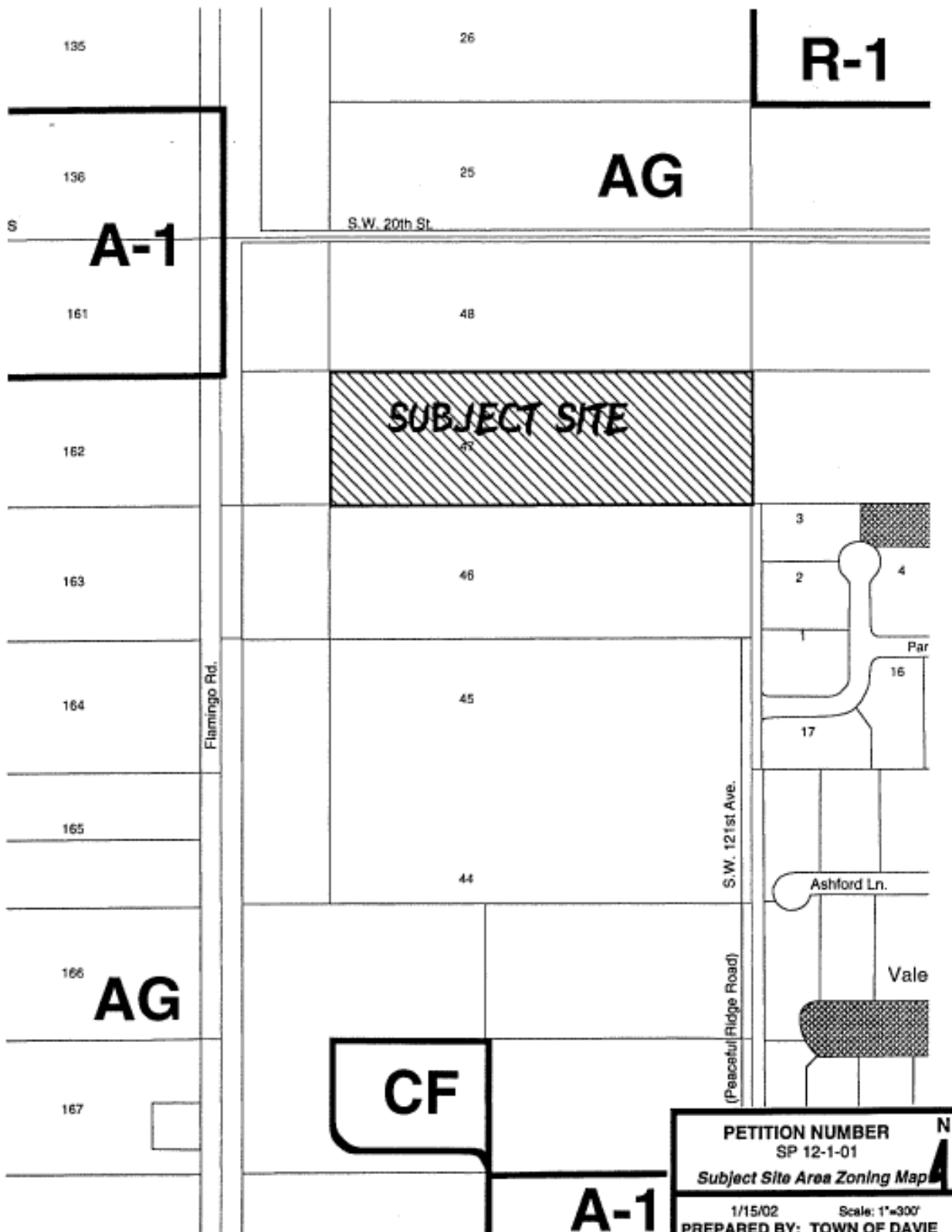
Ashford Ln.

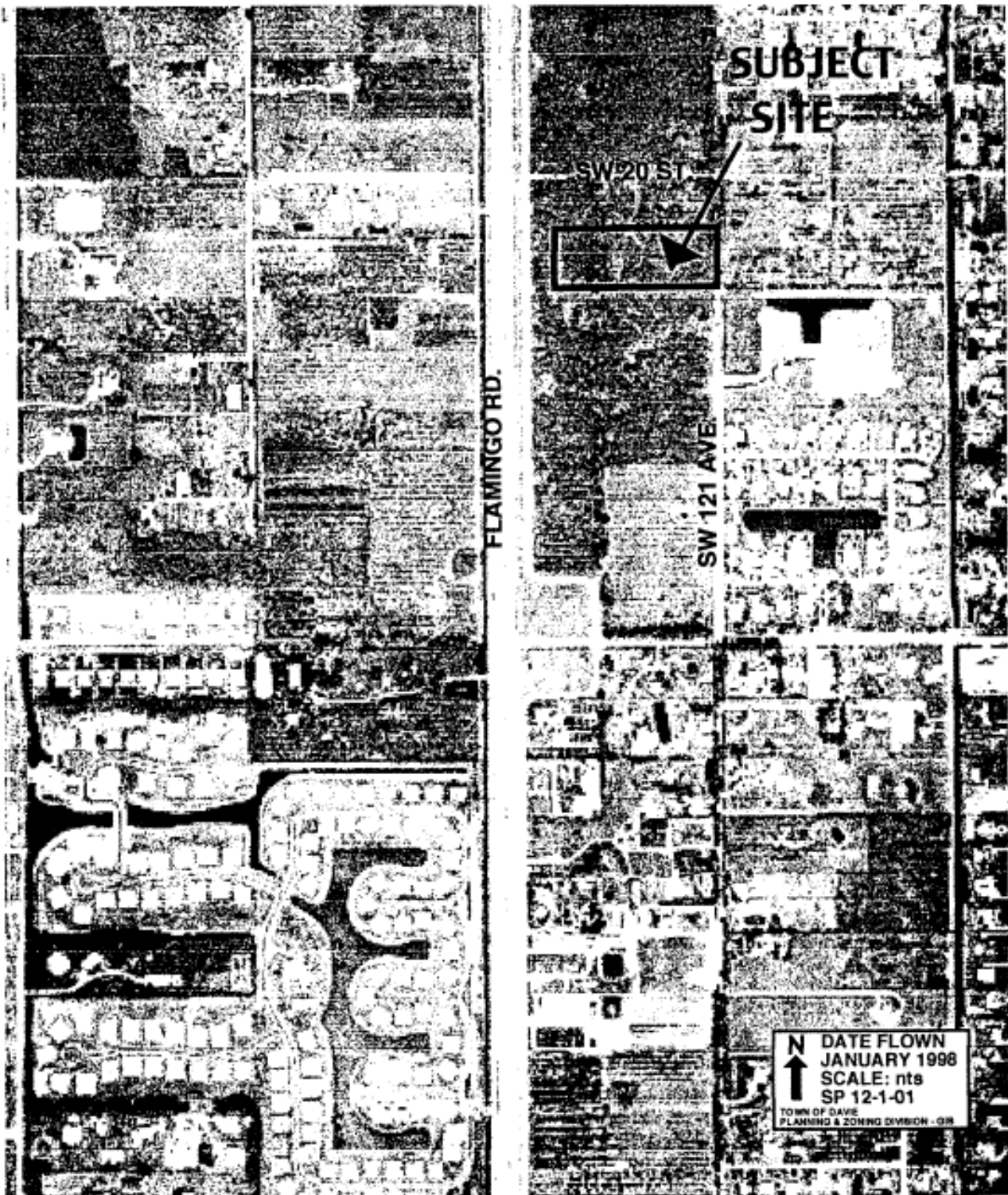
PETITION NUMBER
SP 12-1-01
Subject Site Area
Future Land Use Plan

N

1/15/02 Scale: 1"=300'

PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS





SUBJECT
SITE

SW 20 ST

SW 121 AVE

FLAMINGO RD.

N DATE FLOWN
JANUARY 1998
SCALE: nts
SP 12-1-01

TOWN OF DAVIS
PLANNING & ZONING DIVISION - GR